

For Sale

Prime Development Site Site



PRIME MIXED USE DEVELOPMENT SITE

720 E Expressway 83
La Joya, Texas 78560

Property Highlights

- On Expressway 83 (Interstate 2)
- Proximity to La Joya Bypass
- Proximity to La Joya Retail
- Proximity to La Joya ISD
- Seller will entertain selling smaller parcels

Property Description

14.26 acre site ready to be developed!!! Excellent location, suited for mixed use: retail, office, medical, restaurant, and multi family as well. Seller will cooperate with buyer to subdivide property as may be required. Rezoning to commercial has been accomplished. Each pad site may be purchased separately depending on the end users plan & financials.

[CLICK HERE TO OPEN DRONE VIDEO OF THE SITE](#)

https://drive.google.com/file/d/1e9F_ox4IPwUKenYkfxErLaW9dJRHgXNS/view?usp=share_link

OFFERING SUMMARY

Lot Size	14.27 Acres
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DEMOGRAPHICS

Stats	Population	Avg. HH Income
2 Miles	7,691	\$48,569
5 Miles	27,855	\$41,510
7 Miles	61,573	\$41,994

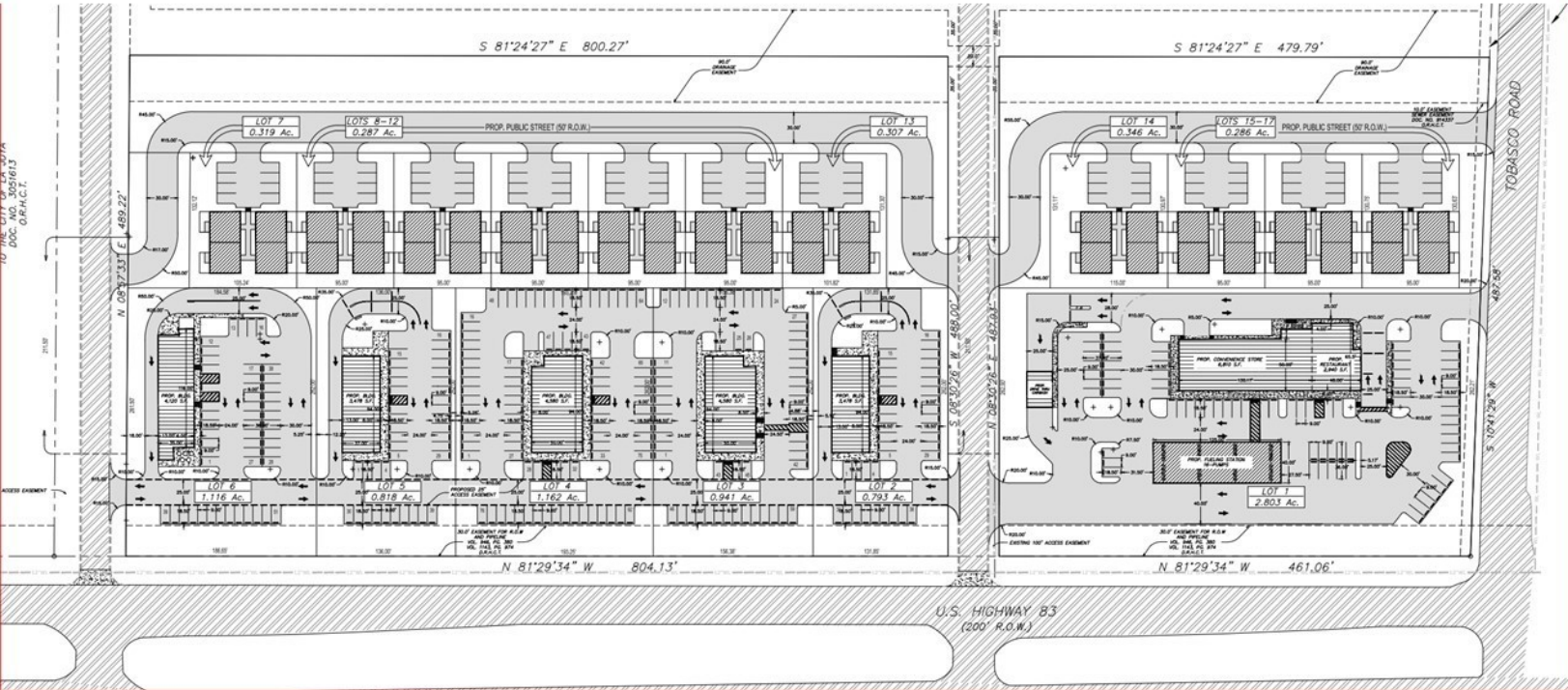
For more information

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Mixed Use Development Land Plan-Pad Sites On Hwy 83- Duplex Lots In The Rear

Joya Campus Here



THIS IMAGE SHOWS CONCEPTUAL LOT COMMERCIAL PAD SITES AND MULTI FAMILY SITES TOO.



DRONE VIDEO VIEW FROM HWY 83 MEDIAN LOOKING NORTH TOWARD IDEA CAMPUS

Land Plan Over Drone Image

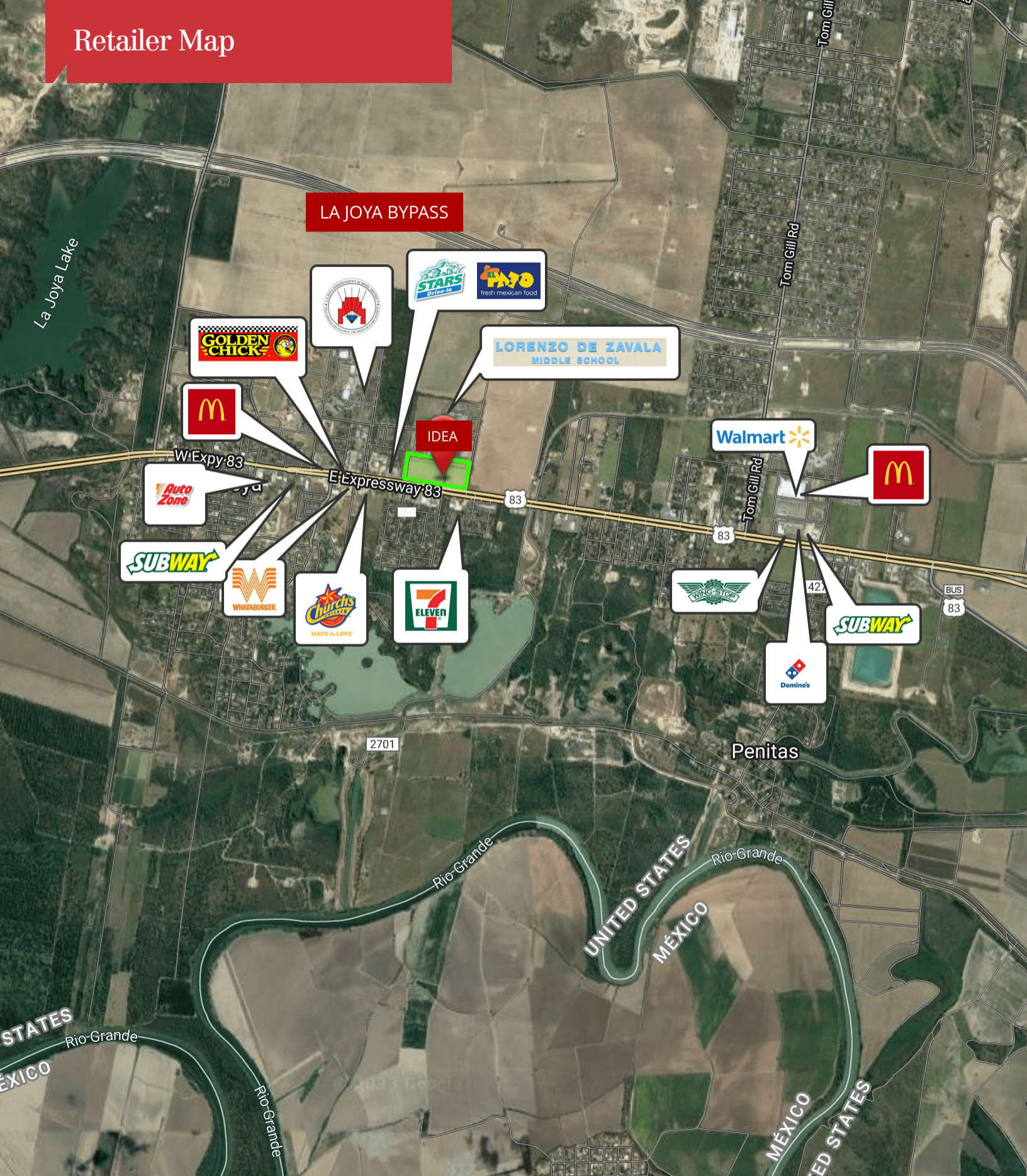


Conceptual Pricing Table

PRICING TABLE FOR 14.46 ACRES ALONG HWY 83 IN FRONT OF IDEA

LOT#	ACREAGE AS ILLUSTRATED	LOT SQFT	PROJECTED PRICE PSF	PRICING
1	2.083	90,735	\$ 9.75	\$ 884,671
2	0.793	34,543	\$ 8.00	\$ 276,345
3	0.941	40,990	\$ 8.00	\$ 327,920
4	1.162	50,617	\$ 8.00	\$ 404,934
5	0.818	35,632	\$ 8.00	\$ 285,057
6	1.116	48,613	\$ 8.00	\$ 388,904
7	2.060	89,734	\$ 3.25	\$ 291,634
8	1.200	52,272	\$ 3.25	\$ 169,884
NET AREA	10.17	443,136		

Retailer Map



LA JOYA BYPASS



LORENZO DE ZAVALA
MIDDLE SCHOOL

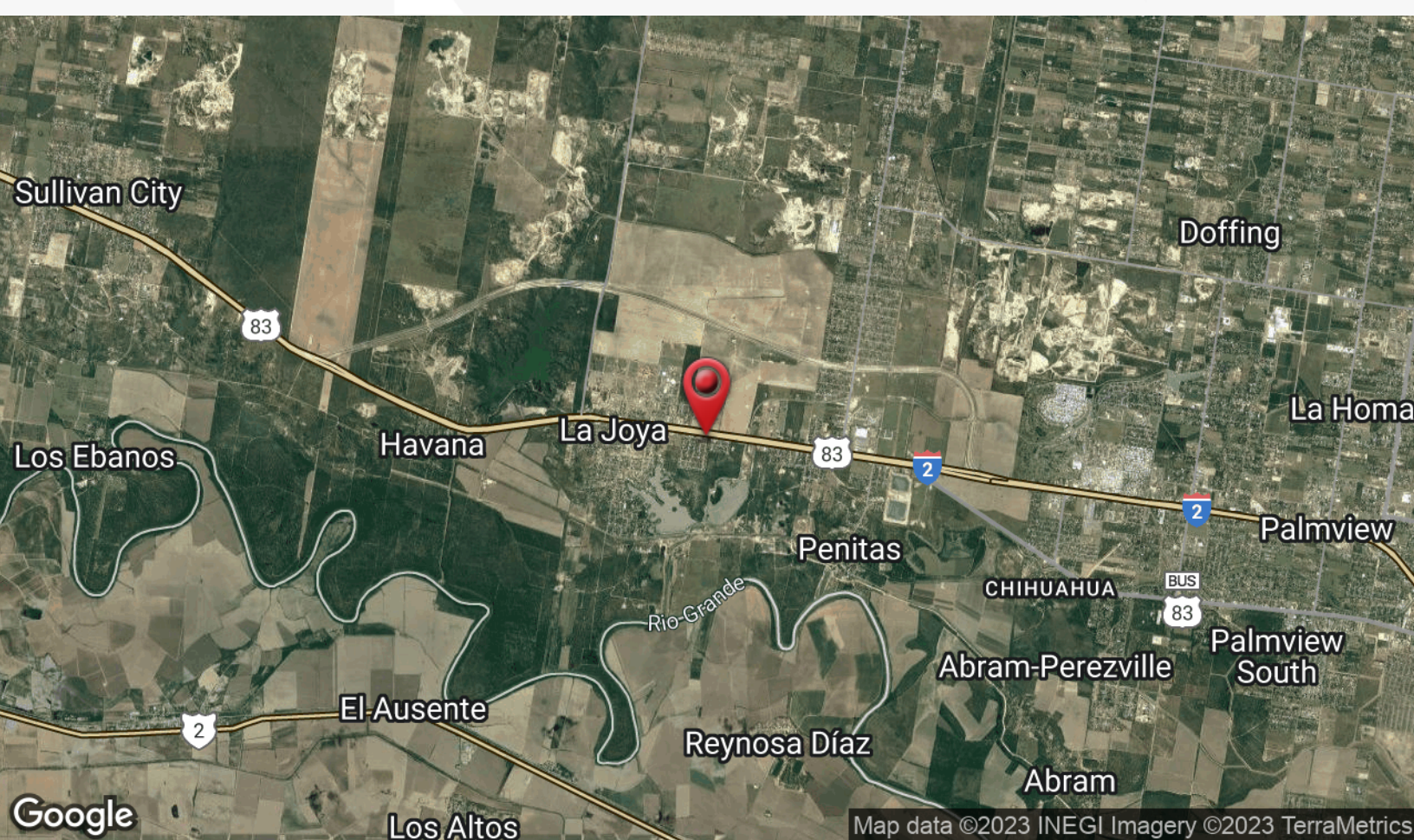
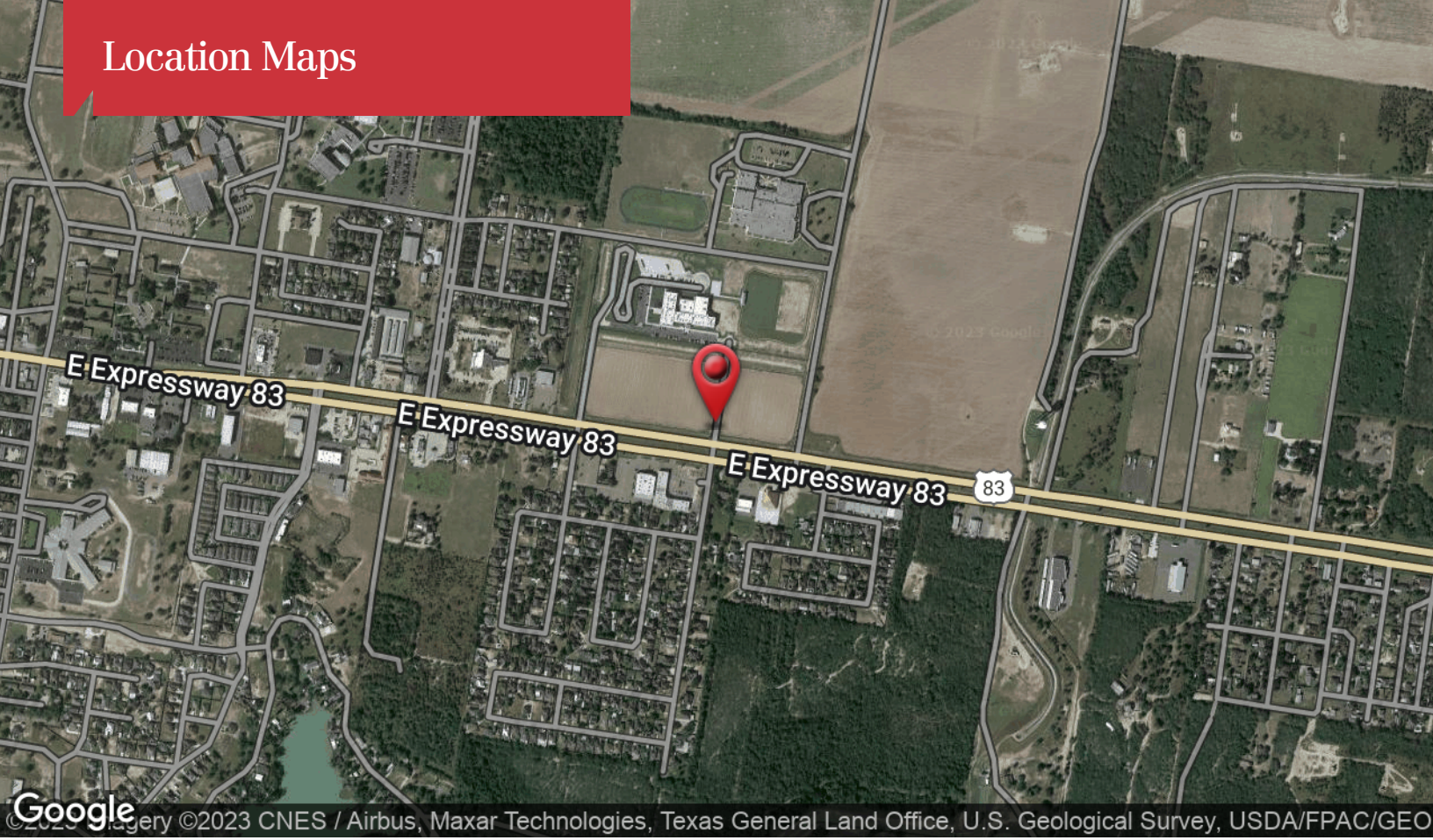
IDEA



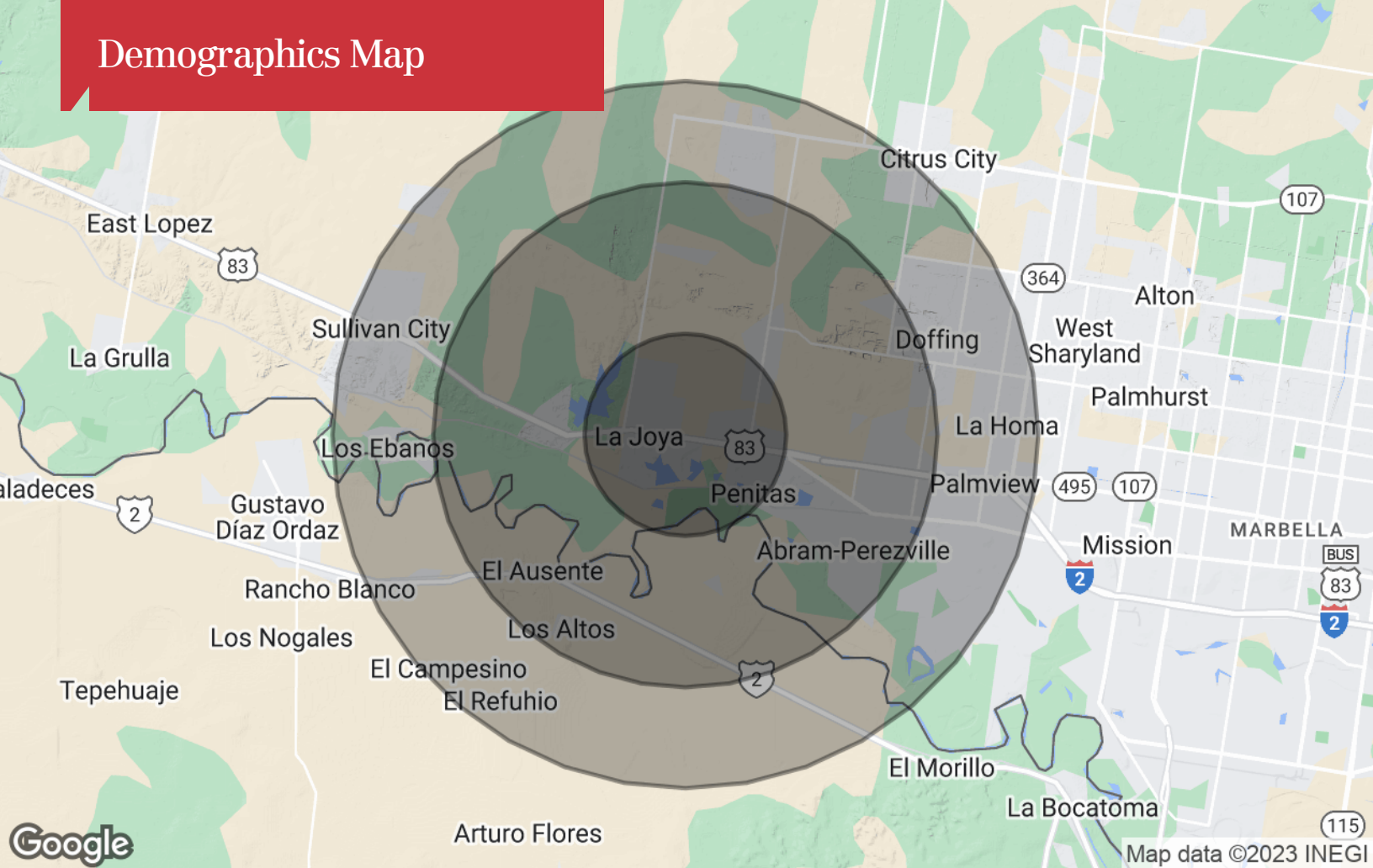
Penitas

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Location Maps



Demographics Map



Population

	2 Miles	5 Miles	7 Miles
TOTAL POPULATION	7,691	27,855	61,573
MEDIAN AGE	27.3	29.3	30.5
MEDIAN AGE (MALE)	26.1	27.1	29.7
MEDIAN AGE (FEMALE)	28.3	30.9	31.8

Households & Income

	2 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	2,359	9,886	20,702
# OF PERSONS PER HH	3.3	2.8	3.0
AVERAGE HH INCOME	\$48,569	\$41,510	\$41,994
AVERAGE HOUSE VALUE	\$97,737	\$92,625	\$87,640

* Demographic data derived from 2020 ACS - US Census

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For More Information:



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